

2650

NEBRASKA DOCUMENTARY
STAMP TAX

JUN 23 2014

\$ Ex 13 BY GR

FILED
CASS COUNTY, NE.

2014 JUN 23 AM 11:22

BK 48 OF GEN 645

David Jordan
REGISTER OF DEEDS
2650 \$16.00

QUIT CLAIM DEED

KATHRYN D. TINCHER, Grantor, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from Grantee, MARK A. TINCHER, quitclaims to Grantee, all her interest in the following-described real estate, commonly known as 203 Wiles Road, Plattsmouth, Cass County, Nebraska, and all surrounding property, legally described as:

SEE EXHIBIT A.

This Quitclaim Deed given pursuant to a Decree of Dissolution entered in the District Court of Cass County, Nebraska, at CI 12 - 314, wherein Grantor is Plaintiff and Grantee is Defendant.

Executed this 12th day of May, 2014.

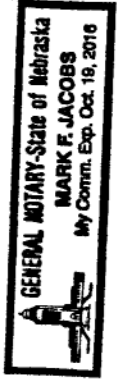
Kathryn D. Tinchler
KATHRYN D. TINCHER, Grantor

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 12 day of May, 2014, before me, the undersigned Notary Public, duly commissioned and qualified in and for said county, personally came KATHRYN D. TINCHER, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the execution thereof to be her voluntary act and deed.

Witness my hand and Notarial Seal the day and year first above written.

[Signature]
Notary Public



Return to:
Grant Law Offices, PC
3717 Harney Street
Omaha, NE 68131
(402) 341-1211

4

Exhibit A

LOT 2, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T12N, R13 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA, THE BOUNDARY BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 75 AND THE SOUTH RIGHT OF WAY LINE OF WEST WILES (AS RELOCATED). SAID POINT ALSO BEING 1023.15' SOUTH AND 48.00' WEST OF THE NE CORNER OF SAID SECTION 26; THENCE S 89 DEGREES 49 MINUTES 08 SECONDS W, ALONG THE SOUTH LINE OF WEST WILES ROAD (AS RELOCATED), 617.31'; THENCE S 0 DEGREES 00 MINUTES 26 SECONDS W, ALONG THE WEST LINE OF LOT 2, 299.93'; THENCE N 89 DEGREES 59 MINUTES 01 SECONDS E, ALONG THE SOUTH LINE OF LOT 2, 380.31'; THENCE N 0 DEGREES 00 MINUTES 25 SECONDS E, 15.28'; THENCE 89 DEGREES 57 MINUTES 34 SECONDS E, 157.00'; THENCE N 0 DEGREES 00 MINUTES 25 SECONDS E, 15.00'; THENCE S 89 DEGREES 57 MINUTES 34 SECONDS E, 80.00' TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 75; THENCE N 0 DEGREES 00 MINUTES 25 SECONDS E, ALONG SAID RIGHT OF WAY LINE, 271.66' TO THE POINT OF BEGINNING.

(The real property identification number is 130165646)



Real Estate Transfer Statement

FORM 521

CS
7/2

To be filed with the Register of Deeds.
Read instructions on reverse side.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name CASS - 13 2 County Number 2 3 Date of Sale Mo. 05 Day 12 Yr. 2014 4 Date of Deed Mo. 05 Day 12 Yr. 2014

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
Kathryn D. Tincher
Street or Other Mailing Address
3128 N. 150th Street
City Omaha State NE Zip Code 68116

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer)
Mark A. Tincher
Street or Other Mailing Address
203 E. Wiles Road
City Plattsmouth State NE Zip Code 68048
Telephone Number (402) 306-5001

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Land Contract <input type="checkbox"/> Sheriff <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Exchange <input type="checkbox"/> Gift <input type="checkbox"/> Auction <input type="checkbox"/> Sale	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other (Explain,) <input type="checkbox"/> Mobile Home

8 Type of Deed
 Warranty
 Quit Claim
 Sale
 Auction
 Corrective
 Sheriff
 Conservator
 Land Contract
 Executor
 Partition
 Personal Rep.
 Mineral
 Trust
 Bill of Sale
 Cemetery
 Transfer on Death
 Joint Tenancy
 Other
 Satisfaction of Contract
 Transfer on Death
 Joint Tenancy
 Other (Explain,)

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)
 Yes No

10 Type of Transfer
 Sale
 Auction
 Exchange
 Life Estate
 Gift
 Foreclosure
 Revocable Trust
 Irrevocable Trust
 Court Decree
 Partition
 Satisfaction of Contract
 Transfer on Death
 Joint Tenancy
 Other (Explain,)

11 Was ownership transferred in full? (If No, explain the division.)
 YES NO

12 Was real estate purchased for same use? (If No, state the intended use.)
 YES NO

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 YES NO Spouse Parents and Child Brothers and Sisters Family Corp., Partnership or LLC
 Grandparents and Grandchild Step-parent and Step-child Aunt or Uncle to Niece or Nephew Other

14 What is the current market value of the real property?
559,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 YES NO \$ 559,000 %

16 Does this conveyance divide a current parcel of land?
 YES NO

18 Address of Property
203 E. Wiles Road
Plattsmouth, NE 68048

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Mark A. Tincher
203 E. Wiles Road
Plattsmouth, NE 68048

20 Legal Description
 See Exhibit A

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 22	1.00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	\$ 23	1.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24	1.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here
 John P. Grant
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Attorney for Grantee
 Telephone Number (402) 341-1211
 Date 6-5-2014

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>23</u> Yr. <u>14</u>	27 Value of Stamp or Exempt Number \$ <u>8k#12</u>	28 Deed Book <u>48</u>
		29 Deed Page <u>545</u>

Grantee—Retain a copy of this document for your records.

Exhibit A

LOT 2, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T12N, R13 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA, THE BOUNDARY BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 75 AND THE SOUTH RIGHT OF WAY LINE OF WEST WILES (AS RELOCATED). SAID POINT ALSO BEING 1023.15' SOUTH AND 48.00' WEST OF THE NE CORNER OF SAID SECTION 26; THENCE S 89 DEGREES 49 MINUTES 08 SECONDS W, ALONG THE SOUTH LINE OF WEST WILES ROAD (AS RELOCATED), 617.31'; THENCE S 0 DEGREES 00 MINUTES 26 SECONDS W, ALONG THE WEST LINE OF LOT 2, 299.93'; THENCE N 89 DEGREES 59 MINUTES 01 SECONDS E, ALONG THE SOUTH LINE OF LOT 2, 380.31'; THENCE N 0 DEGREES 00 MINUTES 25 SECONDS E, 15.28'; THENCE 89 DEGREES 57 MINUTES 34 SECONDS E, 157.00'; THENCE N 0 DEGREES 00 MINUTES 25 SECONDS E, 15.00'; THENCE S 89 DEGREES 57 MINUTES 34 SECONDS E, 80.00' TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 75; THENCE N 0 DEGREES 00 MINUTES 25 SECONDS E, ALONG SAID RIGHT OF WAY LINE, 271.66' TO THE POINT OF BEGINNING.

(The real property identification number is 130165646)